

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

809 B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
August 31, 2011

SUBJECT: Statement of Abatement Costs [Case Nos. CV09-00874 & CV09-00875]
Subject Property: 20115 6th Street, Nuevo; ANDRADE
APN: 426-400-020
District Five

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance [excess outside storage of materials, accumulated rubbish and unpermitted land use (storage yard)] in the above-referenced matter to be **one thousand, three hundred twenty-two dollars and twenty-five cents (US \$1,322.25)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

Raymond M. Mistica
RAYMOND M. MISTICA, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

(Continued)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$800.00.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 13, 2011
xc: Co. Co., CED, Prop. Owner

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: | District: 5 | Agenda Number: **9.13**

Statement of Abatement Costs [Case Nos. CV09-00874 & CV09-00875]

Subject Property: 20115 6th Street, Nuevo; ANDRADE

APN: 426-400-020

District: Five

Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 (RCC Title 17), 541(RCC Chapter 8.120) and 725 (RCC Chapter 1.16) authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation and Administrative Citations were issued. On or about March 31, 2010, the property was brought into compliance.

The property has a delinquent tax status as of 2009.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

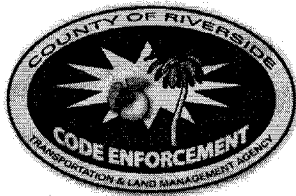
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case Nos. CV09-00874 & CV09-00875]
Subject Property: 20115 6th Street, Nuevo; ANDRADE
APN: 426-400-020
District Five

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: SEPTEMBER 13, 2011

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, May 9, 2011	Exhibit C
Lot Book Report	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Request for Hearing	Exhibit F



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Glenn Baude
Director

August 16, 2011

NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 20115 6th Street, Nuevo
Case Nos.: CV09-00874 & CV09-00875
APN: 426-400-020; ANDRADE

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, September 13, 2011, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved unpermitted land use (storage yard), accumulated rubbish, and excess outside storage located on your real property commonly described as 20115 6th Street, Nuevo, Riverside County, California and more particularly described as Assessor's Parcel Number 426-400-020.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, three hundred twenty-two dollars and twenty-five cents, (US \$1,322.25)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Ward Komers or Carol Lynn Anderson at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Ward Komers or Carol Lynn Anderson at (951) 955-2004 prior to the hearing. Please meet with Brian Black at 8:00 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

GLENN BAUDE
DIRECTOR

WARD KOMERS
Administrative Manager
Enclosure: Statement of Abatement Costs

EXHIBIT NO. A



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
426400020 LUIS M ANDRADE 1647 S PALM AVE ONTARIO, CA 91762

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
05/09/2011	CV0900874- INV #101337. Orig. Amount \$710.45.	710.45	710.45
05/09/2011	CV0900875- INV #101336. Orig. Amount \$611.80.	611.80	1,322.25
Total Now Due			\$1,322.25

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

A2

Code Enforcement Department

EXHIBIT NO. _____

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

426400020
LUIS M ANDRADE
1647 S PALM AVE
ONTARIO, CA 91762

Date	Invoice #
5/9/2011	101337

Property Address
426400020 LUIS M ANDRADE 20115 6TH ST NUEVO, CA 92567

Case Number	District	Class
CV0900874	5	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
1/31/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/12/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/31/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/9/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
12/17/2009	Attorney Fees	Attorney Fees - County Counsel	1.7	69.75883	118.59
1/19/2010	Attorney Fees	Attorney Fees - County Counsel	1.6	69.7625	111.62
1/20/2010	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
2/2/2010	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
2/8/2010	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/15/2010	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/16/2010	Attorney Fees	Attorney Fees - County Counsel	0.9	139.5111	125.56
2/11/2010	County Counsel-Mail	County Counsel-Mailing	2	5.54	11.08
		Subtotal County Counsel Costs			710.45

Subtotal \$710.45

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits \$0.00

Total Now Due \$710.45

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

EXHIBIT NO.

A³

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

426400020
LUIS M ANDRADE
1647 S PALM AVE
ONTARIO, CA 91762

Date	Invoice #
5/9/2011	101336

Case Number	District	Class
CV0900875	5	SOAC

Property Address
426400020 LUIS M ANDRADE 20115 6TH ST NUEVO, CA 92567

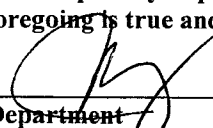
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5/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/2/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/31/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/9/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			119.50
5/9/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
6/11/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
1/12/2010	Lot/Title Report	Lot/Title Report	1	57.00	57.00
5/9/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			297.00
				Subtotal	\$611.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$611.80

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department  EXHIBIT NO. AY

NOTICE LIST

Subject Property: 20115 6th Street, Nuevo; Case Nos: CV09-00874 &
CV09-00875; APN: 426-400-020; District Five

LUIS M ANDRADE
20115 6TH STREET
NUEVO CA 92567

LUIS M ANDRADE
1647 S PALM AVE
ONTARIO CA 91762

LUIS ANDRADE
13096 THISTLE BROOK DRIVE
MORENO VALLEY CA 92553

EXHIBIT NO. AS

PROOF OF SERVICE

Case Nos. CV09-00874 & CV09-00875

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

That on August 16 2011, I served the following document(s):

- NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- NOTICE LIST

by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

**OWNERS OR INTERESTED PARTIES
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

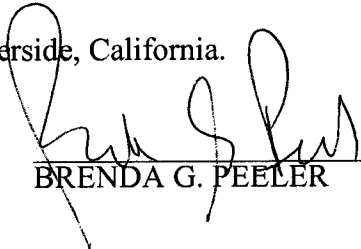
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

XX **STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.**

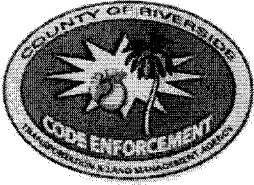
— **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.**

EXECUTED ON August 16, 2011, at Riverside, California.



BRENDA G. PEELER

EXHIBIT NO. A6



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 18, 2011

RE CASE NO: CV0900874

I, Jacob Dietrich, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 08/18/11 at 1245 hours, I securely and conspicuously posted 'Notice of Hearing - Re: 'Statement of Abatement Costs', 'Summary Statement of Abatement Costs', 'Statement of Abatement Costs' (x2), 'Notice List', & 'Proof of Service' at the property described as:

Property Address: 20115 6TH ST, NUEVO

Assessor's Parcel Number: 426-400-020

I declare under the penalty of perjury that the foregoing is true and correct.

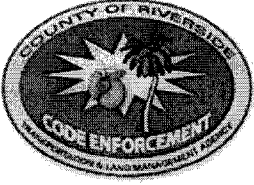
Executed on August 18, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jacob Dietrich, Code Enforcement Officer

24318 HEMLOCK AVE., SUITE C-1, MORENO VALLEY, CALIFORNIA 92557
(951) 485-5840 • FAX (951) 485-4938

EXHIBIT NO. A7



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 18, 2011

RE CASE NO: CV0900875

I, Jacob Dietrich, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 08/18/11 at 1245 hours, I securely and conspicuously posted 'Notice of Hearing - Re: 'Statement of Abatement Costs', 'Summary Statement of Abatement Costs', 'Statement of Abatement Costs' (x2), 'Notice List', & 'Proof of Service' at the property described as:

Property Address: 20115 6TH ST, NUEVO

Assessor's Parcel Number: 426-400-020

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on August 18, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jacob Dietrich, Code Enforcement Officer

EXHIBIT NO. AS



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
426400020 LUIS M ANDRADE 1647 S PALM AVE ONTARIO, CA 91762

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05/09/2011	CV0900875- INV #101336. Orig. Amount \$611.80.	611.80	1,322.25
		Total Now Due	\$1,322.25

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

EXHIBIT NO. B

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

426400020
LUIS M ANDRADE
1647 S PALM AVE
ONTARIO, CA 91762

Date	Invoice #
5/9/2011	101337

Case Number	District	Class
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3/12/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/31/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
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1/20/2010	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
2/2/2010	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
2/8/2010	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/15/2010	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/16/2010	Attorney Fees	Attorney Fees - County Counsel	0.9	139.5111	125.56
2/11/2010	County Counsel-Mail	County Counsel-Mailing	2	5.54	11.08
		Subtotal County Counsel Costs			710.45
Subtotal					\$710.45

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Payments/Credits	\$0.00
Total Now Due	\$710.45

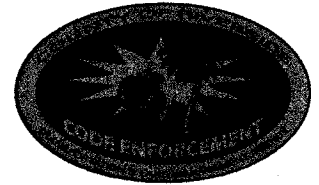
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Code Enforcement Department

EXHIBIT NO. B²

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

426400020
LUIS M ANDRADE
1647 S PALM AVE
ONTARIO, CA 91762

Date	Invoice #
5/9/2011	101336

Case Number	District	Class
CV0900875	5	SOAC

Property Address
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5/9/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			119.50
5/9/2011	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
6/11/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
1/12/2010	Lot/Title Report	Lot/Title Report	1	57.00	57.00
5/9/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			297.00

Subtotal \$611.80

Payments/Credits \$0.00

Total Now Due \$611.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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Code Enforcement Department

EXHIBIT NO. B³

Vouchers

Criteria: Accounting Date = 7/1/2002..5/31/2011

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
Fund 10000 -- General Fund							
6/23/2009	TLARC-00216543	RZ00011	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	0.00
2/11/2010	TLARC-00240617	RZ00017	RIVCO-0000054864	RZ Title Services Inc	57.00	57.00	0.00
Total General Fund					177.00	177.00	0.00

EXHIBIT NO. BA



INVOICE

Order Number: 24088 **Order Date:** 5/23/2011

Customer Information:

Acct No. 1044

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT
4080 Lemon Street
Riverside, CA 92501

Attn: Brent Steele
REF: CV09-00874 & CV09-00875/Angela Sarmiento
IN RE: ANDRADE, LUIS M

Product and/or Service ordered for Property known as:	
20115 6th Street Nuevo, CA 92567	
DESCRIPTION:	FEE:
Lot Book Report	\$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.
P.O. Box 1193
Whittier, CA 90609

EXHIBIT NO. _____

BS

Assessment Roll For the 2010-2011 Tax Year as of January 1,2010

Assessment #426400020-6		Parcel # 426400020-6	
Assessee:	ANDRADE LUIS M	Land	61,550
Mail Address:	1647 S PALM AVE	Structure	326
City, State Zip:	ONTARIO CA 91762	Full Value	61,876
Real Property Use Code:	YS	Total Net	61,876
Base Year	2008		
Conveyance Number:	0519835		
Conveyance (mm/yy):	9/2008		
PUI:	Y010000		
TRA:	83-043		
Taxability Code:	0-00		
ID Data:	Lot 1 PM 151/065 PM 20503		
Situs Address:	20115 6TH ST NUEVO CA 92567		

View Parcel Map

EXHIBIT NO. C

RIVERSIDE COUNTY GIS***IMPORTANT***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APNs

426-400-020-6

OWNER NAME / ADDRESS

LUIS M ANDRADE
20115 6TH ST
NUEVO, CA. 92567

MAILING ADDRESS

(SEE OWNER)
1647 S PALM AVE
ONTARIO CA. 91762

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 151/65
SUBDIVISION NAME: PM 20503
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.53 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 779 GRID: B3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T4SR2W SEC 17

ELEVATION RANGE

1500/1500 FEET

PREVIOUS APN

426-400-018

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

LAKEVIEW / NUEVO

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

EXHIBIT NO. C²

R-A (CZ 5696)

ZONING DISTRICTS AND ZONING AREAS
LAKEVIEW AREA

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
PROJECT AREA NAME: I-215 CORRIDOR
SUBAREA NAME: LAKEVIEW/NUEVO
AMENDMENT NUMBER: 1
ADOPTION DATE: APR. 25, 2006
ACREAGE: 2498 ACRES

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Developed/Disturbed Land

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO

LAKEVIEW/NUEVO

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
96

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

SCHOOL DISTRICT
NUVIEW UNION & PERRIS UNION HIGH

COMMUNITIES
LAKEVIEW

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -
STREET LIGHTING
LIBRARY

LIGHTING (ORD. 655)

ZONE B, 35.58 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042721

FARMLAND

OTHER LANDS

TAX RATE AREAS

NOT AVAILABLE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	undefined	undefined

REPORT PRINTED ON...Mon May 09 11:49:27 2011
Version 101221



P.O. Box 1193
 Whittier, CA 90609
 Tel # (562) 325-8351
 Fax # (714) 783-3038

Lot Book Report

Order Number: **24088**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV09-00874 & CV09-00875/Angela Sarmiento

IN RE: ANDRADE, LUIS M

Order Date: 5/23/2011

Dated as of: 5/25/2011

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 20115 6th Street

Nuevo

CA 92567

Assessor's Parcel No. : 426-400-020-6

Assessments:

Land Value:	\$61,550.00
Improvement Value:	\$326.00
Exemption Value:	\$0.00
Total Value:	\$61,876.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$337.90
Penalty	\$33.78
Status	NOT PAID-DELINQUENT
Second Installment	\$337.90
Penalty	\$64.78
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2008-2009 and 2007 Supplemental Bill #052659875-9
Redemption Amount	\$1,664.24
If paid by	06/30/2011

EXHIBIT NO. D



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24088
Reference: CV09-00874 & CV

Property Vesting

The last recorded document transferring title of said property

Dated	09/06/2008
Recorded	09/24/2008
Document No.	2008-0519835
D.T.T.	\$0.00
Grantor	Benjamin Andrade, a married man as his separate property
Grantee	Luis M. Andrade, a married man as his separate property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Benjamin A. Ornelas and Luis M. Andrade
Case No.	CV09-00874 & CV09-00875
Recorded	06/19/2009
Document No.	2009-0314493
A Certificate of County Tax Lien Recorded	05/01/2008
Document No	2008-0226891
Amount	\$302.07
Tax Year	2003-2005
Account No.	0339967
Debtor	Luis Andrade



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 24088

Reference: CV09-00874 & CV

Creditor: Tax Collector of the County of

Riverside

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 20503, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 151 PAGES 65-66 OF PARCEL MAPS, RECORDS OF SAID COUNTY.



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

6/21/2011

Luis M Andrade
1647 S Palm Ave
Ontario, CA 91762

Re: Demand for Payment of Statement of Abatement Costs
Subject Property: 20115 6th Street, Nuevo, CA 91762
Case No(s): CV09-00874, CV09-00875
APN No(s): 426-400-020

Dear Luis M Andrade:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department has incurred expenses to enforce and/or abate violations of the Riverside County Ordinance caused by conditions on your real property described as [20115 6th Street, Nuevo, CA 91762] and more particularly described as Assessor's Parcel Number [426-400-020] ("Subject Property"). The conditions were deemed violations of Riverside County Ordinances No(s): [348, 541]

Pursuant to Riverside County Ordinance No. 725, as property owner you are liable for reimbursement of all abatement costs incurred by the County, including, but not limited to, staff time for enforcement, investigations, notices, communications, title search, administrative costs and attorney fees.

YOU ARE HEREBY DEMANDED to pay the County of Riverside the total amount due of \$1,322.25 (One Thousand Three Hundred Twenty Two Dollars And Twenty Five Cents) as set forth in the enclosed "Summary Statement of Abatement Costs." If the amount due is not paid in full within thirty (30) days, a special tax assessment and abatement lien will be recorded against the subject property.

YOU HAVE A RIGHT TO A HEARING ON THIS MATTER. You have the right to contest the abatement costs and special assessment levied against the subject property. If you choose to exercise your right to a public hearing, please complete the enclosed "Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this notice.

If you have any questions regarding this notice, please contact Administrative Services at (951) 955-2004.

Code Enforcement Department

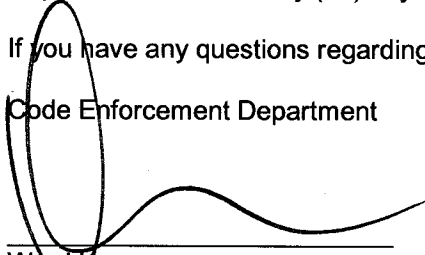

Ward Komers
Administrative Manager

EXHIBIT NO. E

**REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

Luis M Andrade
1647 S Palm Ave
Ontario, CA 91762

Subject Property: 20115 6th Street, Nuevo, CA 91762
Case No(s): CV09-00874, CV09-00875
APN No(s): 426-400-020

I, _____, hereby request a public hearing regarding the above
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: _____

Signed: _____ Date: _____
(Please SIGN your name here)

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

EXHIBIT NO. E²



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
426400020 LUIS M ANDRADE 1647 S PALM AVE ONTARIO, CA 91762

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
05/09/2011	CV0900874- INV #101337. Orig. Amount \$710.45.	710.45	710.45
05/09/2011	CV0900875- INV #101336. Orig. Amount \$611.80.	611.80	1,322.25
Total Now Due			\$1,322.25

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

EXHIBIT NO. E³

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

426400020
LUIS M ANDRADE
1647 S PALM AVE
ONTARIO, CA 91762

Date	Invoice #
5/9/2011	101337

Case Number	District	Class
CV0900874	5	SOAC

Property Address
426400020 LUIS M ANDRADE 20115 6TH ST NUEVO, CA 92567

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
1/31/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/12/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/31/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/9/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
12/17/2009	Attorney Fees	Attorney Fees - County Counsel	1.7	69.75883	118.59
1/19/2010	Attorney Fees	Attorney Fees - County Counsel	1.6	69.7625	111.62
1/20/2010	Attorney Fees	Attorney Fees - County Counsel	1.5	69.76	104.64
2/2/2010	Attorney Fees	Attorney Fees - County Counsel	0.5	139.52	69.76
2/8/2010	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/15/2010	Attorney Fees	Attorney Fees - County Counsel	0.1	139.50	13.95
3/16/2010	Attorney Fees	Attorney Fees - County Counsel	0.9	139.5111	125.56
2/11/2010	County Counsel-Mail	County Counsel-Mailing	2	5.54	11.08
		Subtotal County Counsel Costs			710.45
				Subtotal	\$710.45

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$710.45

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

EXHIBIT NO. E4

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

426400020
LUIS M ANDRADE
1647 S PALM AVE
ONTARIO, CA 91762

Date	Invoice #
5/9/2011	101336

Case Number	District	Class
CV0900875	5	SOAC

Property Address
426400020 LUIS M ANDRADE 20115 6TH ST NUEVO, CA 92567

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
1/31/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/2/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
10/2/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
3/31/2010	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/9/2011	SOE Preparation	Prepare Statement of Expense		65.00	65.00
		Subtotal Code Enforcement Costs			119.50
5/9/2011	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
6/11/2009	Lot/Title Report	Lot/Title Report	1	120.00	120.00
1/12/2010	Lot/Title Report	Lot/Title Report	1	57.00	57.00
5/9/2011	Lot Book Report			120.00	120.00
		Subtotal Contractor Costs			297.00
				Subtotal	\$611.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$611.80

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

EXHIBIT NO. E⁵

NOTICE LIST

Subject Property: 20115 6th Street, Nuevo, CA 91762;
Case No.: CV09-00874, CV09-00875;
APN: 426-400-020

LUIS M ANDRADE
1647 S PALM AVE
ONTARIO CA 91762

EXHIBIT NO. _____

Ex

PROOF OF SERVICE
Case No. CV09-00874, CV09-00875

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Rush, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

That on June 21, 2011, I served the following document(s):

- DEMAND FOR PAYMENT
- REQUEST FOR HEARING
- SUMMARY STATEMENT OF ABATEMENT COSTS
- STATEMENT OF ABATEMENT COSTS
- NOTICE LIST

by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

OWNERS OR INTERESTED PARTIES
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)

XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

XX **STATE -** I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

— **FEDERAL -** I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

EXECUTED ON 6/21/2011, at Riverside, California.



SUE RUSH

EXHIBIT NO. E⁷

REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT

Luis M Andrade
1647 S Palm Ave
Ontario, CA 91762

Subject Property: 20115 6th Street, Nuevo, CA 91762
Case No(s): CV09-00874, CV09-00875
APN No(s): 426-400-020

I, Luis M Andrade, hereby request a public hearing regarding the above
(Please PRINT your name here)

described Subject Property and Case Number(s).

Please mail notice of the date, time, and location of the hearing to me at the following address:

Return Mailing Address: 1647 S. Palm Ave
Ontario CA 91762

Signed: 
(Please SIGN your name here)

Date: July 5, 2011

Print: Luis M Andrade
(Please PRINT your name here)

You may contact me at the following daytime phone number: (951) 492-8677

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

EXHIBIT NO. F

EXHIBIT NO. F2

RECEIVED JUL 5 - 2011

Sab